



PUBLIC HEARING MINUTES

MARCH 9, 2023

A Public Hearing of the City of Vancouver was held on Thursday, March 9, 2023, at 6:01 pm, in the Council Chamber, Third Floor, City Hall. This Public Hearing was convened by electronic means as authorized under Section 566 of the *Vancouver Charter*.

PRESENT: Councillor Lenny Zhou, Acting Mayor

Councillor Christine Boyle
Councillor Adriane Carr
Councillor Pete Fry
Councillor Sarah Kirby-Yung*
Councillor Mike Klassen
Councillor Peter Meiszner
Councillor Brian Montague

ABSENT: Mayor Ken Sim
Councillor Rebecca Bligh (Leave of Absence – Civic Business)
Councillor Lisa Dominato (Leave of Absence – Civic Business)

CITY CLERK'S OFFICE: Tina Penney, Deputy City Clerk
Alyse Stewart, Meeting Coordinator

* Denotes absence for a portion of the meeting.

WELCOME

The Acting Mayor acknowledged we are on the unceded homelands of the Musqueam, Squamish, and Tseil-Waututh People. We thank them for having cared for this land and look forward to working with them in partnership as we continue to build this great city together.

The Acting Mayor also recognized the immense contributions of the City of Vancouver's staff who work hard every day to help make our city an incredible place to live, work, and play.

1. **Rezoning: 817-837 West 28th Avenue and 4375 Willow Street**

An application by SHAPE Architecture was considered as follows:

Summary: To rezone 817-837 West 28th Avenue and 4375 Willow Street from RS-1 (Residential) District to RM-8A (Residential) District, to allow for a townhouse or rowhouse development with a maximum floor space ratio (FSR) of 1.20.

Summary of Correspondence

No correspondence was received since referral to Public Hearing and prior to the close of the speakers list and receipt of public comments.

Speakers

The Chair called for speakers for and against the application and none were present.

The speakers list and receipt of public comments closed at 6:18 pm.

Applicant Comments

The applicant provided a brief overview.

Council Decision

MOVED by Councillor Carr

SECONDED by Councillor Montague

- A. THAT the application by Shape Architecture Inc., on behalf of 1348857 B.C. Ltd. the registered owners of the lands located at 817-837 West 28th Avenue and 4375 Willow Street [*Lots 8 to 11 Block 717 District Lot 526 Plan 5377; PIDs 011-166-371, 008-494-355, 011-166-398 and 007-147-881 respectively*], to rezone the lands from RS-1 (Residential) District to RM-8A (Residential) District, generally as presented in the Report dated January 31, 2023, entitled "Rezoning: 817-837 West 28th Avenue and 4375 Willow Street," be approved in principle;

FURTHER THAT the draft zoning amendment by-law, prepared for the Public Hearing in accordance with Appendix A of the above-noted report, be approved in principle;

AND FURTHER THAT the above approvals be subject to the Conditions of Approval contained in Appendix B of the above-noted report.

- B. THAT subject to approval of the zoning amendment by-law, the Subdivision By-law be amended, generally as set out in Appendix C of the Report dated January 31, 2023, entitled "Rezoning: 817-837 West 28th Avenue and 4375 Willow Street";

FURTHER THAT the Director of Legal Services be instructed to bring forward the amendment to the Subdivision By-law at the time of enactment of the zoning amendment by-law.

- C. THAT A and B above be adopted on the following conditions:

- (i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City; and any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;
- (ii) THAT any approval that may be granted following the Public Hearing shall not obligate the City to enact a by-law rezoning the property, and any costs incurred in fulfilling requirements imposed as a condition of rezoning are at the risk of the property owner; and
- (iii) THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

CARRIED UNANIMOUSLY (Vote No. 09098)

2. CD-1 Rezoning: 7688-7720 Cambie Street

An application by Ciccozzi Architecture Inc was considered as follows:

Summary: To rezone 7688-7720 Cambie Street from RT-1 (Residential) District to CD-1 (Comprehensive Development) District, to permit the development of a six-storey residential building containing 60 strata-titled units. A building height of 21.3 m (70 ft.) and a floor space ratio (FSR) of 2.75 are proposed.

The General Manager of Planning, Urban Design and Sustainability recommended approval subject to conditions set out in the summary and recommendation.

Summary of Correspondence

No correspondence was received since referral to Public Hearing and prior to the close of the speakers list and receipt of public comments.

Speakers

The Chair called for speakers for and against the application and none were present.

The speakers list and receipt of public comments closed at 6:28 pm.

Council Decision

MOVED by Councillor Carr
SECONDED by Councillor Montague

- A. THAT the application by Ciccozzi Architecture Inc. on behalf of 1108289 B.C. Ltd., Inc.No. BC1108289, the registered owner of the lands located at
- 7688-7690 Cambie Street [*PID 009-690-000; Lot 6 Block O District Lot 323 Plan 9322*] and
 - 7710-7720 Cambie Street [*Strata Lots 1 and 2 District Lot 323 Strata Plan VR. 1090, Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1; PIDs 006-362-222 and 006-362-249, respectively*],

to rezone from RT-1 (Residential) District to CD 1 (Comprehensive Development) District to increase the floor space ratio (FSR) from 0.60 to 2.75 and the building height from 6.1 m (20 ft.) to 21.3. m (70 ft.), to permit the development of a six-storey residential building containing 60 strata-titled residential units, generally as presented in the Report dated January 31, 2023, entitled "CD-1 Rezoning: 7688-7720 Cambie Street," be approved in principle;

FURTHER THAT the draft CD-1 By-law, prepared for the Public Hearing in accordance with Appendix A of the above-noted report, be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Ciccozzi Architecture Inc., received May 6, 2022, provided that the Director of Planning may allow minor alterations to this form of development when approving the detailed scheme of development;

AND FURTHER THAT the above approvals be subject to the Conditions of Approval contained in Appendix B of the above-noted report.

- B. THAT A above be adopted on the following conditions:
- (i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City, and any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;
 - (ii) THAT any approval that may be granted following the Public Hearing shall not obligate the City to enact a by-law rezoning the property, and any costs incurred in fulfilling requirements imposed as a condition of rezoning are at the risk of the property owner; and
 - (iii) THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

CARRIED UNANIMOUSLY (Vote No. 09099)

3. CD-1 Rezoning: 103-111 North Templeton Drive and 2185 Oxford Street

An application by 1114747 B.C. Ltd, represented by Qwid Capital, was considered as follows:

Summary: To rezone 103-111 North Templeton Drive and 2185 Oxford Street from RM-3A (Residential) District to CD-1 (Comprehensive Development) District, to permit the development of a six-storey residential building containing 36 secured-market rental units. A building height of 21.1 m (69.2 ft.) and a floor space ratio (FSR) of 2.40 are proposed.

The General Manager of Planning, Urban Design and Sustainability recommended approval subject to conditions set out in the summary and recommendation.

Summary of Correspondence

The following correspondence was received since referral to Public Hearing and prior to the close of the speakers list and receipt of public comments:

- 18 pieces of correspondence in support of the application;
- 27 pieces of correspondence in opposition to the application; and
- four pieces of correspondence dealing with other aspects of the application.

Staff Opening Comments

Staff from Planning, Urban Design and Sustainability provided a presentation as well as responded to questions, along with staff from Real Estate Services.

Applicant Comments

The applicant provided a brief overview and responded to questions.

Speakers

The Chair called for speakers for and against the application.

The following spoke in support of the application:

- Oliver Tennant

The following spoke in opposition of the application:

- Rebecca Love
- Ashley Fisher
- Michael Barenberg
- Jennifer Efting
- Mazdak Gharibnavaz
- Neil Vokey

- Cathleen Patricia McClure
- Anna Alger
- Lillian Deeb
- Mariah Gillis
- David Bui
- Sydney Ball
- Gary Hockridge
- Joshua Gardner
- Marianne Thodas
- Peter Dowdy
- Laura Sunnus
- Joanna Shniad
- Lindsay Roy
- Louis S.
- Debbie Gosselin

The speakers list and receipt of public comments closed at 8:43 pm.

Applicant Closing Comments

The applicant provided closing comments, referring to comments that were made by speakers.

Staff Closing Comments

Staff from Planning, Urban Design and Sustainability responded to additional questions.

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The meeting recessed at 8:57 pm, and reconvened at 9:11 pm.

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Council Decision

MOVED by Councillor Carr
SECONDED by Councillor Fry

- A. THAT the application by 1114747 B.C. Ltd., the registered owner of the lands located at 103-111 North Templeton Drive and 2185 Oxford Street [*Lots 12 and 13 Block 15 District Lot 184 Plan 178; PIDs 007-150-164 and 010-514-830 respectively*] to rezone the lands from RM-3A (Residential) District to CD-1 (Comprehensive Development) District to increase the floor space ratio from 1.0 to 2.40 and the maximum building height from 10.7 m (35.1 ft.) to 21.1 m (69.2 ft.), to permit a six-storey building containing 36 secured-market rental units, generally as presented in the Report, be approved in principle;

FURTHER THAT the draft CD-1 By-law, prepared for the Public Hearing in accordance with Appendix A of the Report dated January 31, 2023, entitled "CD-1 Rezoning: 103-111 North Templeton Drive and 2185 Oxford Street", be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Stuart Howard Architects Inc. received on December 10, 2021, provided that the Director of Planning may allow minor alterations to this form of development when approving the detailed scheme of development;

AND FURTHER THAT the above approvals be subject to the Conditions of Approval contained in Appendix B of the above-noted report.

- B. THAT subject to approval in principle of the rezoning and the Housing Agreement described in Part 2 of Appendix B of the Report dated January 31, 2023, entitled "CD-1 Rezoning: 103-111 North Templeton Drive and 2185 Oxford Street", the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law for enactment prior to enactment of the CD-1 By-law, subject to such terms and conditions as may be required at the discretion of the Director of Legal Services, the General Manager of Planning, Urban Design and Sustainability, and the General Manager of Arts, Culture and Community Services.
- C. THAT A and B above be adopted on the following conditions:
- (i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City, and any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;
 - (ii) THAT any approval that may be granted following the Public Hearing shall not obligate the City to enact a by-law rezoning the property, and any costs incurred in fulfilling requirements imposed as a condition of rezoning are at the risk of the property owner; and
 - (iii) THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

carried

AMENDMENT MOVED by Councillor Carr
SECONDED by Councillor Fry

THAT Council amend the existing condition in Appendix B Section 2.6 to add the below as an additional condition as new (e):

Provided they qualify, THAT all tenants, both ineligible and eligible, are provided with support under the special circumstances clause of the City wide 2019 TRPP that is limited to finding appropriate alternate accommodation.

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At 9:55 pm it was,

MOVED by Councillor Carr
SECONDED by Councillor Fry

THAT the meeting extend past 10 pm in order to finish all items on the agenda.

CARRIED UNANIMOUSLY AND
BY THE REQUIRED MAJORITY

At 10:03 pm it was,

MOVED by Councillor Kirby-Yung
SECONDED by Councillor Meiszner

THAT Council suspend the rules of Section 8.8 of the Procedure By-law, in order for there to be a second round of comments and questions to the amendment on the floor.

CARRIED UNANIMOUSLY

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Following the second round of comments and questions, the amendment was put and LOST (Vote No. 09100) with Councillors Kirby-Yung, Klassen, Meiszner, Montague and Acting Mayor Zhou opposed.

The amendment having lost, the motion was put and CARRIED (Vote No. 09101) with Councillor Boyle opposed.

4. Zoning and Development By-law Amendments to Schedule E Building Lines

An application by the General Manager of Engineering Services was considered as follows:

Summary: To amend the Zoning and Development By-law to amend the building line on the north side of East Hastings Street from Cassiar Street to Boundary Road (3400 to 3600-blocks of East Hastings Street). The building line on East Hastings Street was introduced in 1993. The intent was to provide wider street right-of-way for vehicle turning bays on East Hastings Street in the event the Skeena Tunnel was closed as part of the Cassiar Connector project. The tunnel was not closed and City staff have determined the 4.3 m building line can be amended to 1.2 m.

The General Manager of Planning, Urban Design and Sustainability recommended approval subject to conditions set out in the summary and recommendation.

Summary of Correspondence

The following correspondence was received since referral to Public Hearing and prior to the close of the speakers list and receipt of public comments:

- three pieces of correspondence in opposition to the application.

Speakers

The Chair called for speakers for and against the application.

The following spoke in opposition of the application:

- Michelle MacInnes

The speakers list and receipt of public comments closed at 10:47 pm.

Staff Closing Comments

Staff responded to questions.

Council Decision

MOVED by Councillor Montague

SECONDED by Councillor Fry

- A. That Council approves, in principle, the application to amend Schedule E of the Zoning and Development By-law to amend the building line for Hastings Street, north side, from Cassiar Street to Boundary Road from 4.3 m to 1.2 m, and from 3.69 m to 0.59 m, as applicable;

FURTHER THAT the Director of Legal Services be instructed to bring forward for enactment amendments to the Zoning and Development By-law generally in accordance with Appendix A of the Report dated January 23, 2023, entitled, "Zoning and Development By-law Amendments to Schedule E Building Lines."generally presented in the above-noted report.

- B. THAT A above be adopted on the following conditions:
- (i) THAT passage of the above resolutions creates no legal rights for any person, or obligation on the part of the City and any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;

- (ii) THAT any approval that may be granted following the public hearing shall not obligate the City to enact any rezoning by-laws; and
- (iii) THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

CARRIED UNANIMOUSLY (Vote No. 09102)
(Councillor Kirby-Yung absent for the vote)

ADJOURNMENT

MOVED by Councillor Montague
SECONDED by Councillor Meiszner

THAT the meeting be adjourned.

CARRIED UNANIMOUSLY

The Public Hearing adjourned at 10:52 pm.

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